

FLATHEAD COUNTY PLANNING AND ZONING OFFICE
SUBDIVISION REPORT # FPP-17-01
WEST GLACIER RV AND CABIN VILLAGE
MARCH 29, 2017

I. GENERAL INFORMATION

A. Project Description

The proposal is for preliminary plat approval of West Glacier RV and Cabin Village, a 102-space Recreational Vehicle Park on approximately 23.60 acres. The applicant is proposing to establish public water and sewer systems to serve the facilities. Primary access to the RV Park would be from River Bend Drive. The proposed subdivision lots would be developed in 2 phases by the year 2021 according to the phasing plan provided.

B. Project Personnel

Applicant/Owner

Glacier Park Inc.
P.O. Box 2025
Columbia Falls, MT
59912

Technical Assistance

Sands Surveying, Inc.
2 Village Loop
Kalispell, MT 59901

C. Application Review Dates

1. Land Use Advisory Committee/Council

The proposal is located within the advisory jurisdiction of the Middle Canyon Land Use Advisory Committee (MCLUAC). Currently there are no active members of MCLUAC and therefore the MCLUAC has not forwarded a recommendation to the Flathead County Planning Board.

2. Planning Board

The Flathead County Planning Board will hold a public hearing on the proposed subdivision on April 12, 2017 and make a recommendation to the Flathead County Board of Commissioners. This space is reserved for a summary of the Planning Board's discussion and recommendation.

3. Commission

The Flathead County Board of Commissioners will review this proposal after the public hearing conducted by the Planning Board and prior to May 9, 2017 which is the end of the 80-working day statutory review period. This space will contain an update regarding the Flathead County Commission review of the proposal.

II. ADMINISTRATIVE CHARACTERISTICS

A. Legal Description and Detailed Location of Subject Property

The subject property is 23.6 acres in size and is located along River Bend Drive in the Community of West Glacier, Montana. The property can legally be described as Tract 3 of Certificate of Survey 20466 in Section 35, Township 32 North, Range 19 West, P.M.M., Flathead County, Montana.

Figure 1: Aerial of subject property outlined in red



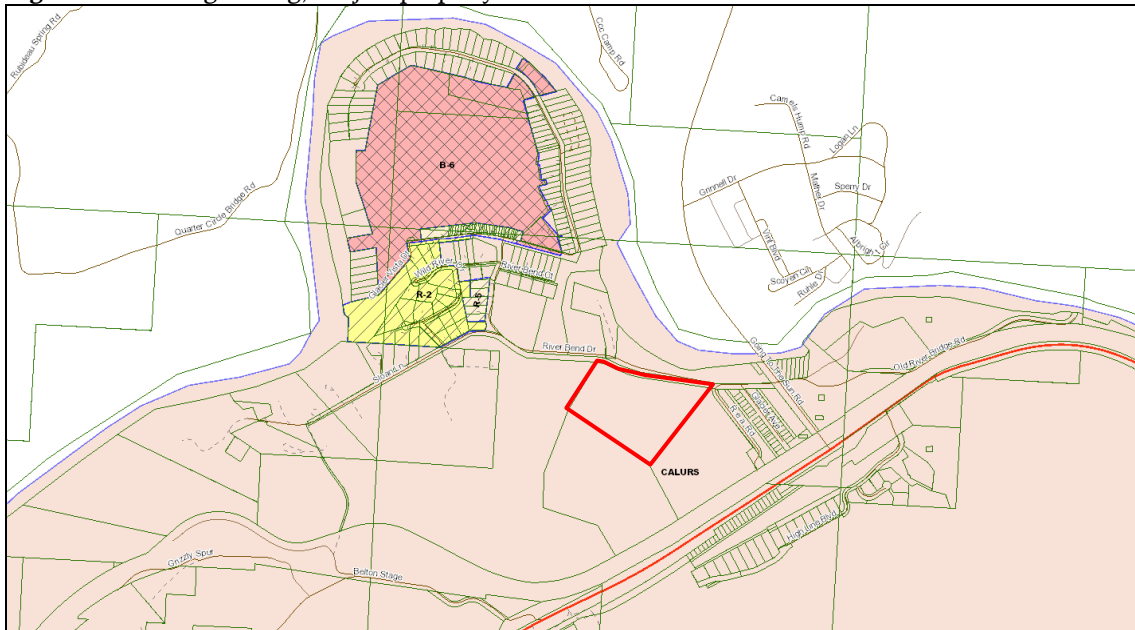
B. Subdivision Layout Detail- Updated per preliminary plat received January

1. Total Subdivision Acreage:	23.601 acres
2. Acreage in Lots (spaces):	07.976 acres
3. Acreage in Roads:	05.004 acres
4. Total Park/Common Area/Open Space Acreage	6,027 feet ² (tot lot)
5. Minimum Lot Size	3,000 feet ²
6. Maximum Lot Size	3,700 feet ²
7. Density:	4.3 R.Vs per acre
8. Easements	none

C. Current Land Use and Zoning

Located west of the small town of West Glacier, the subject property is located within the Canyon Area Land Use Regulatory System (CALURS) in the Middle Canyon Region. The Middle Canyon Region *primarily encompasses the communities of Lake Five and West Glacier and more specifically described as being all that land lying easterly of the Flathead River in Sections 1,2,3,4,5,7,8,9,10,11,12,13,14,15,16,17, of Township 31 N, Range 19 W, P.M.M., Flathead County, Montana and those portions of Sections 26, 27, 34, 35, & 36 of Township 32 N, Range 19 W, P.M.M., Flathead County, Montana lying southerly of the Flathead River.* The property is currently undergoing Major Land Use Review to allow for a planned community, allowing for the creation of a new RV Park and cabins. The subject property is currently undeveloped with an undeveloped dirt road running through the property. The property is forested although some thinning has occurred for fire safety.

Figure 2 - Existing zoning, subject property outlined in red



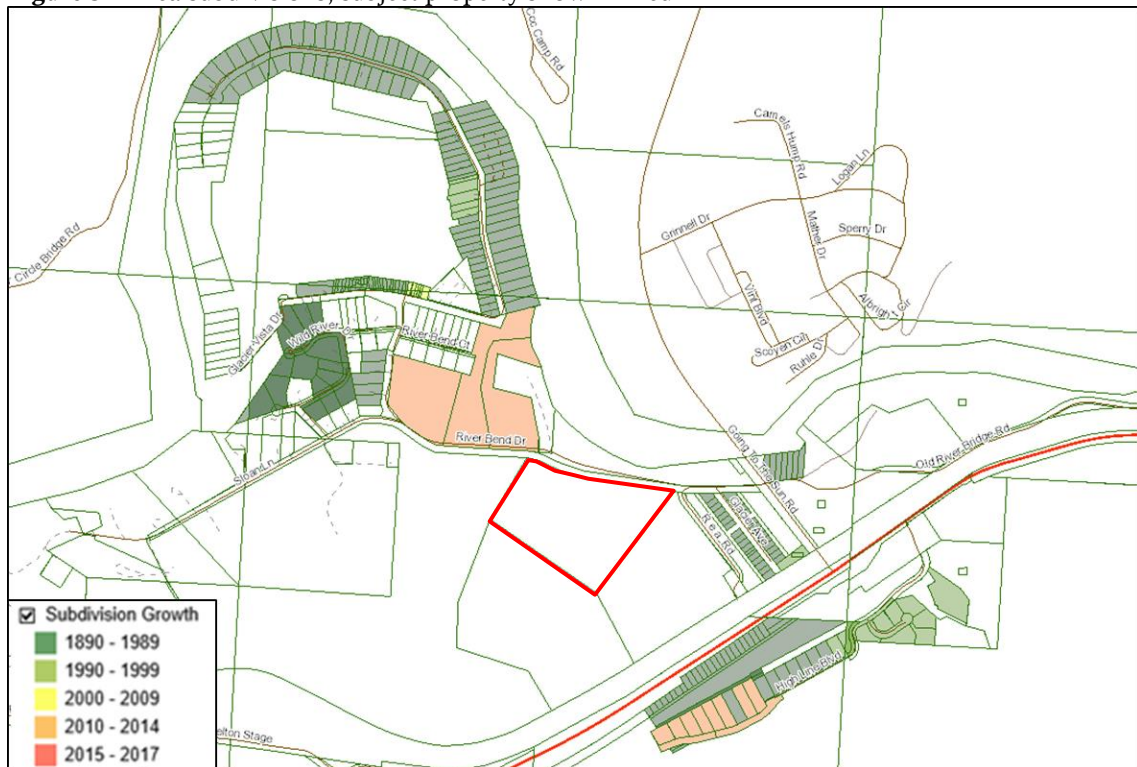
D. Proposed Land Use

The proposal is reviewed as a 'Subdivision for Lease or Rent' and would not divide the subject property or create new parcels of land. The proposal is for preliminary plat approval of West Glacier RV and Cabin Village, a 102-space RV Park on approximately 23 acres. The proposal indicates it will utilize the new on-site public water and sewer system being created as part of the planned community. Each RV space would be equipped with individual water and sewer service connections and common restroom and laundry facilities would be available to all guests. Internal access would be via 18-foot wide one way and 22-foot wide two-way internal roads, and an additional emergency exit on the northwestern corner of the RV Park would approach onto River Bend Drive. While the preliminary plat indicates 25 proposed cabins along the northern edge of the property, those features are not specifically included in the review of the RV Park, but instead are reviewed under the Major Land Use Review, by the Flathead County Environmental Health Department, and by Montana Department of Environmental Quality. The proposed subdivision lots would be developed in 2 phases by the year 2021 according to the phasing plan provided.

E. Previously Considered Subdivisions in Area

Multiple subdivisions exist around the subject property. The most recent subdivisions in the area are Kalbfleisch-Parker Subdivision (2014), Lots 15-18 Block 1 Belton Montana (2011), Lots 10-14 Block 1 Belton Montana (2011), Glacier View Fairway Estates 1,2,3,& 4(2001). The KOA in West Glacier recently expanded their RV and Campground in 2013 and went through the Subdivision for lease or rent process.

Figure 3 - Area subdivisions, subject property shown in red



As shown in Figure 4 above, a few subdivisions are located within the vicinity of the proposal including a number of the smaller lots in the area that were created by deed or exemptions by certificate of survey (COS).

F. Utilities and Services

1. **Water** - New onsite public water system proposed
2. **Wastewater** - New onsite public water system proposed
3. **Electricity** - Flathead Electric Cooperative
4. **Natural Gas** - Northwestern Energy
5. **Solid Waste** - Contract Haul- Evergreen Disposal
6. **Telephone Service** - CenturyLink
7. **School District(s)** – West Glacier School District, Columbia Falls High School
8. **Fire District(s)** – Coram/West Glacier Fire District
9. **Police** - Flathead County Sheriff's Department

III. COMMENTS RECEIVED

A. Agency Comments

Referrals were sent to the following agencies on **January 24, 2017**:

- ☐ Flathead County Sheriff
- ☐ Flathead County Road and Bridge Department
- ☐ Flathead County Solid Waste
- ☐ Flathead City-County Environmental Health Department
- ☐ Flathead City-County Health Department

- ☐ Flathead County Weeds and Parks Department
- ☐ Montana Department of Transportation
- ☐ Bonneville Power Administration
- ☐ Flathead County Address Coordinator/GIS Department
- ☐ Montana Department of Fish, Wildlife and Parks
- ☐ US Forest Service
- ☐ Montana Department of Natural Resources and Conservation
- ☐ Glacier National Park
- ☐ Montana Department of Environmental Quality
- ☐ Coram/West Glacier Fire District

The following is a summarized list of agency comment received as of the date of the completion of this staff report:

- Dave Prunty, Flathead County Road and Bridge Department
 - “Going-to-the-Sun Road (Sun Road) from the intersection with Highway 2 to the bridge over the Middle Fork of the Flathead River is a primary route designation and under the jurisdiction of the Montana Department of Transportation (MDT). They are interested in the project and any improvements to Sun Road or the intersection of River Bend Drive (County Jurisdiction) and Sun Road would be under their control.

The Traffic Impact Study performed for the application discusses the Level of Service (LOS) that would be anticipated at Highway2/Sun Road and River Bend Drive/Sun Road. The intersections function at an acceptable LOS during average traffic conditions but during the peak (heaviest) traffic conditions both intersections have a LOS of C/D or D. The report also states that in recreational areas higher traffic delay is anticipated by road users.

We recommend that MDT be fully involved in the review process of the application since they have jurisdiction on the intersections in question.”

- James Chilton, Flathead County Solid Waste
 - “The District requests that all new subdivisions or RV Parks use a private hauler to bring solid waste to the landfill. The outlying green box sites should not be used as disposal site being this is commercial solid waste. Evergreen Disposal is the (PSC) Public Service Commission licensed hauler in this area... After reviewing the project summary, I believe that the proposed major subdivision preliminary plat applicant is approaching the issue of solid waste in an appropriate manner.”

- Julie Weber, Bonneville Power Administration
 - “BPA does not have any transmission lines in that area. BPA does not have any objections to the approval of this request at this time.”
- Marc Pitman, Montana Department of Natural Resources and Conservation, Water Resources Division
 - “Water rights: The preliminary plat application states an estimated daily use volume of 20,400 GPD and storage of 150,000 gallons. The flow rate being pumped from the new well is not stated. The number of days of operation is not stated.

The applicant will need to request a DNRC review of water rights to determine if a water right permit must be obtained prior to DEQ approval of the development or if the water right permit exceptions of MCA 85-2-306 3 (iii) will apply.

Floodplain: The property being developed is not located near or within a mapped floodplain.”
- Jeff Mow, Glacier National Park
 - “This proposed development is located within the Flathead Wild and Scenic River corridor. This particular section is within the designated Recreation area. Development and roads are compatible within this designation, however state water quality regulations and policy should be followed to assure that water quality is not harmed during and after construction of the proposed development...

The park is very concerned about Aquatic Invasive Species entering the Flathead River system. We urge the County to insure that the landowner of this establishment becomes very familiar with state law in regards to AIS and not permit boat access (non-motorized and motorized) unless boats have been inspected by a certified station...

We are encouraged to see that the proposal includes the use of bear-proof garbage cans. We also urge the County to consider requiring the landowner to install bear-proof dumpsters. This size of development will attract visitors who don't understand or are familiar with the importance of food and garbage security and bear-proof storage in this environment. Consideration should be given to fencing the sewage lagoon and spray field so they avoid becoming an attractant to bears and other wildlife. This could become a big issue for neighbors and others in the West Glacier community if not handled appropriately. We also suggest that the area be signed and education should be provided to visitors at the establishment on the importance of food and garbage security in

this area.

We also would like to encourage the owner of the proposed development to install night sky friendly exterior lighting to protect night skies... We also suggest that the owner be encouraged to communicate the Climate Smart Glacier Country who can assist them with looking at ways to incorporate sustainability and minimize carbon footprint of the proposed development.

Our biggest concern is regarding traffic impacts. The proposal indicates that they intend to direct this additional traffic onto the GTSR, which is already highly congested during peak summer season and the EA concluded that this level of traffic will result in an adverse level of service at the intersection of River Bend Road and GTSR. We would like County to consider requiring that an additional access point to Highway 2 or Belton State Road be developed.

As an alternative solution, Glacier National Park's SBR Waste Water Treatment Plant was designed with enough expansion capability to double its size in terms of treated gallons. It seems this would be an ideal opportunity to connect a new development to our system so another plant is not constructed in the vicinity of the Middle Fork. Glacier National Park Inc. will incur a substantial expense building this plant verses connecting to the parks system."

- Wendee Jacobs, Flathead City-County Environmental Health Department
 - "The proposed development constitutes a subdivision. In accordance with MCA Title 76.4.1, wastewater treatment, potable water supply, solid waste and storm water drainage must be addressed through subdivision review.

The proposed activity is subject to licensure through the State of Montana, Food and Consumer Safety Section as a campground. The license requires a plan review. After issuance, the license must be renewed yearly. Operation of the facility must comply with ARM Title 37.111.2."

B. Public Comments

In accordance with Section 4.0.14, adjacent property notification was mailed to neighboring property owners within 150 feet of the proposed subdivision on **March 21, 2017**. Legal notice of the public hearing on this application was published in the **March 22, 2017** edition of the Hungry Horse News. Legal notice of the public hearing on this application was published in the **March 26, 2017** edition of the Daily Inter Lake. Additional written public comment will be received until 5:00 PM on April 12, 2017 and will be summarized verbally and entered into the public record during the Planning Board hearing that evening. Anyone wishing to provide public comment may do so in person at the Planning

Board hearing on April 12, 2017 and the Board of Commissioners public hearing on a date not yet determined.

Multiple public comments have been received to date regarding this request for the planned community. It is anticipated some individuals will provide public comment on the proposal during the public hearing scheduled for **April 12, 2017**. Any written comments received following the completion of this report will be provided to the Board and summarized during the public hearing. Because of the large number of written comments addressing the same issues, each comment was not addressed in this report; instead, the reoccurring comments were addressed. All comments received will be forwarded to the Planning Board and Board of County Commissioners for review. The main concerns noted throughout all public comments include:

- Review timeframe
- Traffic impacts
- Light pollution
- Noise pollution
- Wildlife impact
- Water quality and availability

IV. LOCAL GOVERNMENT REVIEW

A. Review Criteria and Staff Findings

Findings in this portion of the report are applicable to the impacts of the proposed subdivision on the review criteria listed in Section 76-3-608(3) MCA and the review procedure outlined in Section 4.1 of the Flathead County Subdivision Regulations (FCSR), effective December 1, 2014.

1. Agriculture and Agricultural Water User Facilities

According to the Environmental Assessment, the subject property has been harvested for timber in the past but is not actively managed for timber production. The subject property was thinned in 2001 by the Forest Service during the Moose Fire as the property was used as a command center by USFS. There are no shared agricultural water works, canals, irrigation ditches, or pump houses on the property. The property is not located within an agricultural water district or area.

Finding #1: There would be minimal impact on agriculture or agricultural water user facilities as a result of the proposed subdivision for lease or rent because the property is not used for agricultural purposes, is not situated with suitable soils for agricultural, is not adjacent to lands currently used for agricultural, has no irrigation infrastructure on site, is not in an irrigation district, and is not party to any irrigation agreements.

2. Water and Wastewater Services

The application indicates the RV Park will utilize a new public wastewater and water supply systems (see figure 4). The new public wastewater and water supply

systems will be installed on and utilized by the nearby tracts as part of a planned community.

The wastewater will be collected by a network of gravity sewer mains and will be conveyed to a new lift station just west of the proposed RV Park. Wastewater will be pumped to a series of two (2) aerated lagoons for treatment. The treated effluent will then flow to a storage pond and will be disposed of on adjacent land surface by spray irrigation. The application rate of the spray irrigation will be designed to allow for the uptake of nutrients as well as for the infiltration into the surface and subsurface soils and will be low enough to preclude surface runoff. The aeration and storage ponds will be lined with 30 mil PVC liners to prevent any leakage.

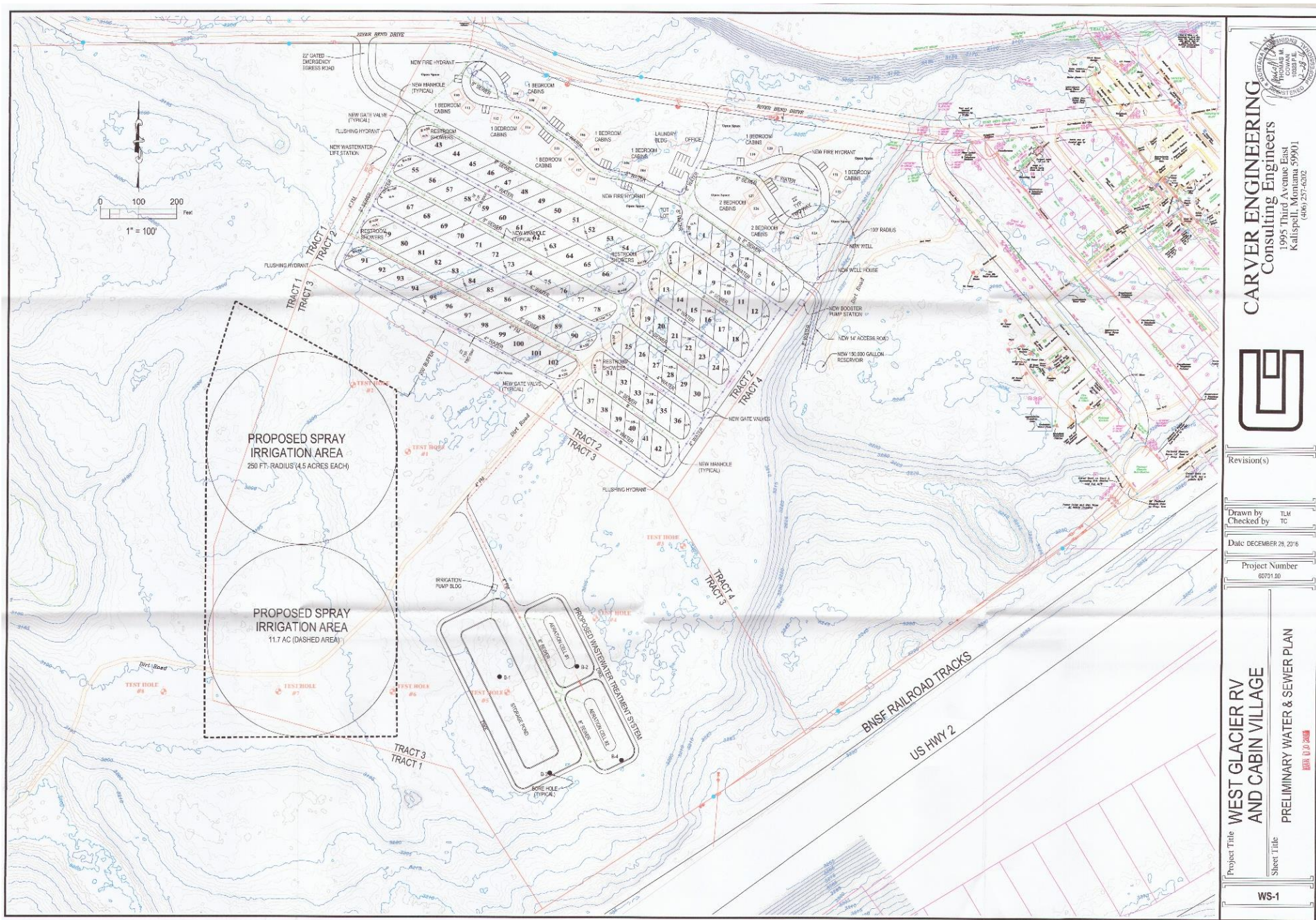
The application indicates eight test holes were dug on the subject property between April 8, 2016 and July 1, 2016. The associated logs indicate all but one test hole was dry through the monitoring period. Test hole #7 showed water and the associated report memo indicates it was tied to a rain event. The groundwater monitoring done by Environmental Consulting Services on the site indicates the site is suitable for sewage treatment systems. In addition to the eight test holes, an additional four holes were dug by Crowley Engineering in the area where the proposed wastewater system and aeration cells will be located. Each of these holes were dug to 20 feet with no groundwater encountered.

The public water supply system will consist of a new drilled well, a 150,000-gallon reservoir, a booster pump station, and 4" and 8" distribution mains. The applicant estimates that the water usage will be approximately 20,400 gallons per day for domestic and some irrigation purposes.

The new public wastewater and water supply systems will be required to obtain the appropriate permits from the Environmental Health Services Division of the Flathead City-County Health Department, the Montana Department of Environmental Quality (DEQ), and Montana Department of Natural Resources and Conservation (MT DNRC). Wendee Jacobs of the Flathead City-County Environmental Health Department commented on the proposal and stated "wastewater treatment, potable water supply, solid waste and storm water drainage must be addressed through subdivision review." This is a separate subdivision review process through the Flathead City-County Environmental Health Department.

Comment provided by Marc Pitman of the MT DNRC indicates the developer would need to request a DNRC review of water rights to determine if a water right permit must be obtained prior to DEQ approval of the development or if the water right permit exceptions of MCA 85-2-306 3(iii) will apply. After the planning office received this comment, Roger Noble from Applied Water Consulting provided the following comment: "Glacier Park Inc. (GPI) owns two historic water rights: 1) 761 12464 00 for a groundwater source; and 2) 761 12463 00 for surface water from the Middle Fork of the Flathead River. GPI has two alternatives that can be undertaken to obtain a water right. The first is to do a change application in order to utilize the existing groundwater water right, while

Figure 3: Preliminary water and wastewater plan



the surface water right would be used for mitigation. The second option is to apply for a new provisional permit... we had a preliminary scoping meeting with MT DNRC on December 21, 2016 to discuss a preferred approach... Either way, it will be viable to obtain a water right for this development” Noble further states the developers are awaiting a response and expect to take action once MT DNRC responds.

Water quality and availability is a concern noted throughout public comment. The project will be conditioned to go through subdivision review, a separate process, through the Flathead City-County Environmental Health Department and Montana Department of Environmental Quality. The Montana Department of Resources and Conservation will review the project in terms of water availability.

Finding #2: Water availability appears to be adequate because the developer proposes to install a new drilled well, a 150,000-gallon reservoir, a booster pump station, and 4” and 8” distribution mains and will be required to be reviewed by Montana Department of Natural Resources and Conservation for water rights.

Finding #3: The proposal for water and wastewater treatment services for the proposed 102 RV spaces appears reasonable because those systems would be public water and wastewater systems subject to applicable permitting and monitoring approved by the Flathead County Environmental Health Department and the Montana Department of Environmental Quality.

3. Solid Waste Disposal

The developer is proposing contract haul as a mechanism for solid waste disposal as requested of all subdivisions by the Flathead County Solid Waste Department. James Chilton with Flathead County Solid Waste Department has noted that the Evergreen Disposal is the PSC responsible for solid waste disposal in this area.

4. Roads

As shown on the preliminary plat, primary access to the subdivision would be from River Bend Drive. As part of the Subdivision for Lease or Rent review process, the applicants contracted Abelin Traffic Services to perform Traffic Impact Study (TIS) that evaluates impacts of the anticipated traffic generated by the proposed RV Park on safety and traffic volumes of pertinent roads and intersections near the proposal. Level of Service is a qualitative measure describing operational conditions within a traffic stream, based on service measures such as speed and travel time, freedom to maneuver, traffic interruptions, comfort, and convenience. Each LOS represents a range of operating conditions and the driver’s perception of those conditions. Safety is not included in the measures that establish service levels. Typically, a LOS of C or better is considered acceptable for peak-hour conditions. In addition, the peak time indicated in the TIS is 10am – 11am and 4pm – 5pm for recreational areas. The TIS indicates LOS for average traffic conditions as well as peak traffic conditions. As the area is a recreational area, longer wait times are expected.

River Bend Drive is a paved county-maintained road approximately 24 feet in width. The TIS indicates approximately 361 average daily trips will result from the project, 19 AM peak trips and 34 PM peak trips. The TIS discusses the Level of Service (LOS) at the intersections of Highway 2 and Going-to-the-Sun Road and River Bend Drive and Going-to-the-Sun Road. Annual traffic volumes at this location range from 54% of average in the winter to 191% of average in the summer.

The included report indicates the intersection of Highway 2 and Going-to-the-Sun Road functions at a B/C LOS during average traffic conditions and at a D LOS during peak traffic conditions. This intersection is fully 'built out' and cannot accommodate additional lanes. Traffic control at this intersection would only be of benefit for two months out of the year and would hinder traffic the rest of the year.

The included report indicates the intersection of Going-to-the-Sun Road and River Bend Drive functions at an A/B LOS during average traffic conditions and a B/C LOS during peak traffic conditions. This is considered an acceptable LOS. There is a considerable amount of public concern the proposed development has the potential to negatively impact the intersection of River Bend Drive and Going-to-the-Sun Road.

Dave Prunty, of the Flathead County Road and Bridge Department, notes that any improvements would be under the control of Montana Department of Transportation (MDT) and recommends that MDT be 'fully involved.' An agency referral was sent to MDT January 24, 2017. As of the date of this staff report MDT has not provided any comment or recommendation regarding the proposal. The applicants have stated they are willing to make improvements recommended by MDT. The applicant will be required to obtain two approach permits from the Flathead County Road and Bridge Department.

Finding #4: Impacts to the existing transportation network are anticipated but appear to be acceptable because based on the information provided to the planning office there will be an acceptable Level of Service, the RV Park is accessed by a paved public road, approach permits for the primary and emergency secondary access will be required from Flathead County Road and Bridge Department, and the internal road network would be constructed to applicable standards outlined in 4.5.7 of FCSR.

5. Schools

The proposal is located in the West Glacier School District and Columbia Falls High School District. The proposed RV Park is not anticipated to generate permanent school aged children as it is intended to serve as a seasonal recreational facility.

6. Mail Delivery

The application indicates no mail service is proposed. In the event the owners desire to establish a new mail address and location for mail service, review and written approval from the local postmaster would be required as a condition of preliminary plat approval.

7. Recreation

The subdivision offers many recreation opportunities given its proximity to Glacier National Park and National Forest lands for hiking, camping, and hunting, and area lakes and rivers for swimming, fishing, and boating. The preliminary plat indicates some open space would be established near and around the entrance of the RV park to provide for a play area and dog run, and an additional 6,000 foot² 'tot lot' is also proposed. The recreational area surpasses the requirement for a minimum 5,000-foot² 'tot-lot', which is applicable to all RV parks pursuant to Section 4.5.7(h) FCSR.

Public and agency comment noted that Glacier National Park recently received provisional designation as an International Dark Sky Preserve. Conditioning the RV Park to install night sky friendly exterior lighting as part of the major land use permit may alleviate some public and agency concern.

Finding #5: Adverse impacts related to recreation are not anticipated as a result of the proposed RV Park subdivision as the existing 'tot-lot' playground compliant with FCSR Section 4.5.7(h) and the site is located in close proximity to Glacier National Park, forest lands, and area lakes and rivers offering a wide array of recreational opportunities to RV park users.

8. Fire/Emergency Medical Services

The site is located within the Coram/West Glacier Rural Fire District and a fire station is located approximately 1/3 driving mile from the proposed RV Park on REA Road. The Coram/West Glacier Fire Department has mutual aid response from Glacier National Park and Badrock Fire. The West Glacier Fire Hall has a 3,000-gallon truck with 1,250 gallon per minute pump, a Type 6 Wildland Engine, and a Type 3 Wildland Engine. The District currently has 12 volunteers. With the construction of the RV and Cabin development, the owners will develop a public water system with a 150,000-gallon reservoir, four and eight inch distribution mains, three hydrants and three flushing hydrants. The application indicates Mathew Cox, the Coram/West Glacier Fire Chief has indicated the hydrants will provide sufficient water supply and the road layout will provide sufficient access. The Fire Chief has also approved of the fuels reduction plan. Response time for fire is expected to be prompt given the location of the RV Park to the fire station. There is an emergency exit located at the northwestern corner of the subject property. Ground ambulance service would be available from Three Rivers Ambulance (Columbia Falls) to serve the proposed subdivision, as well as ALERT service provided by Kalispell Regional Medical Center (KRMC). Based on the location of the RV Park in a rural area of the county, emergency medical service response times may be delayed.

The subject property is located within the Wildland Urban Interface (WUI) and a Fire Prevention Plan was submitted with the preliminary plat application. The proposed project involves the construction of roads, RV spaces, cabins, and other infrastructure that will result in the removal of much of the existing forest. The application indicates the surrounding properties have been routinely thinned over the years. In accordance with Section 4.7.27 of FCSR, the following statements

shall be placed on the face of the revised preliminary plat when the subdivision is located in the WUI:

- A. This RV Park is located in the Wildland Urban Interface area where wildfires can and do occur.
- B. Only Class A and Class B fire-rated roofing materials are allowed
- C. Firewise defensible space standards shall be incorporated around all primary structures and improvements.
- D. All road names are assigned by the Flathead County Address Coordinator. RV space numbers shall be clearly visible from the internal road. RV space numbers shall be at least four inches in height per number.

Finding #6: While the proposal location is within area mapped as Wildland Urban Interface, the effects of this proposed RV Park on public health and safety are acceptable with the imposition of conditions regarding implementation of the 'Fire Prevention, Control, and Fuels Reduction Plan' because adequate physical and legal access to the site is currently provided, a 150,000 gallon reservoir tank will be installed, and adequate emergency services are available.

9. Police Services

The proposed subdivision is located in a rural area of Flathead County and will be served by the Flathead County Sheriff's Department. The combination of existing staff levels, shift rotations, size of the county, the dispersed nature of the population, and the property's relative distance from the Flathead County Sheriff's Office in Kalispell may lead to delayed response times in the event of an emergency.

10. Impact of Noise

It is estimated that the development of the RV Park would generate minimal noise during construction. The proposed use of the RV Park is anticipated to generate certain noise associated with the campers recreating and RV generators, however the RV Park has drafted rules that would curtail noise between the hours 10 pm and 8 am. The proposed use of the RV Park is not anticipated to generate permanent continuous noise that would adversely affect area residents or wildlife.

Noise pollution is also a community concern. The applicants have submitted proposed rules for the RV Park indicating quiet hours between 10pm and 8am. Some comments indicate a concern regarding generators. It is expected that quiet hours will limit the usage of generators during this time. Conditioning the major land use permit to prohibit generator use between 10pm and 8am may alleviate some public concern.

Finding #7: Minimal impacts to adjacent properties may be anticipated as a result of the noise created from development and use of the site because these impacts would be limited in duration and mitigated by adjacent undeveloped properties buffering the RV Park and imposed quiet hours.

11. Air Quality

The applicant has submitted a Dust Control Plan addressing the proposal for construction. A note should be placed on the face of the Revised Preliminary Plat

that requires the owners of the facility to abide by the guidelines set forth in the plan during and after site construction and development activities. Planned community development requires all interior roads to be paved.

12. Soils

As indicated by the application materials and other available information, the soil type at the location is mostly Dystric eutrochrepts, which are well-drained gravelly loams of gentle slopes. A small portion of the subject property is mapped Fluvents, stream bottoms, which is peculiar because the property is located 40 feet vertically from the river and 175 feet horizontally. It is anticipated soils onsite would not pose a risk to public health and safety. Eight test pits and four boreholes were observed near the proposed wastewater treatment and spray irrigation area indicating no significant constraints of the proposed wastewater treatment system in regards to soils.

Finding #8: The soils on the subject property appear to be acceptable because the soils are generally classified as well-drained and the proposal for water, sanitation, and stormwater is required to be reviewed and approved prior to installation of the proposed new facilities.

13. Geologic/Avalanche Hazards

As shown on the preliminary plat, the proposed RV Park is located on gentle terrain. There are no slopes on the property that would cause or result in rock falls, landslides, or avalanches. The subject property is not located on any mapped fault lines according to geologic fault data prepared and maintained by the Flathead County GIS Department.

14. Flora

The subject property is heavily forested with mature coniferous trees although thinning has previously occurred. Substantial clearing in preparation for construction of the infrastructure for 102 RV spaces and cabins is anticipated. All disturbed areas and areas not covered by road or parking will be reseeded with grass mixes and some existing or planted trees. Pursuant to Section 4.7.25 FCSR the applicant is required to establish and follow an approved Soil Disturbance and Weed Management Plan. The applicants have submitted a weed control plan to eliminate noxious weeds from common areas. The noxious weeds present on the subject property include Oxeye Daisy, Orange Hawkweed, Yellow Toadflax, Hoary Alyssum, Canadian Thistle, Meadow Hawkweed, and Spotted Knapweed. The weed control plan indicates herbicides will be used annually through 2020 during spring months.

There are some flora 'species of concern' included in the Montana Natural Heritage Program Report. These species include the Velvetleaf Huckleberry, Pale Corydalis, Whitebark Pine, Treelike Clubmoss, and Moonworts. The Environmental Assessment indicates the indicated species are located north of the project site in the Lake McDonald Creek corridor, a location not impacted by this project.

Finding #9: The impacts to flora are expected to be acceptable because while impacts are expected the plant species of concern are located north of the project

site and the applicants have submitted an acceptable soil disturbance – invasive weed management plan.

15. Riparian/Wetland Areas

There would be no impact to riparian or wetland areas because no riparian or wetland areas occur on the subject property, and there are no surface waters located on the site. The Middle Fork of the Flathead River is approximately 175 feet from the proposed RV Park. The applicants submitted a stormwater and wastewater management plan as part of the preliminary plat application.

16. Floodplain

The subject property is not located in a special flood hazard area and is outside of the 0.2% annual chance flood area as depicted on FEMA FIRM Panel 1155G.

Finding #10: No impact to floodplain, wetland or riparian areas is anticipated as a result of the proposed subdivision because none of these features have been identified as existing on the subject property.

17. Wildlife and Wildlife Habitat

Given the rural location, proximity to undeveloped forest areas, and the forested nature of the subject property, some level of impact to wildlife can be expected as a result of the proposed RV Park. This area of the county typically has whitetail deer, elk, black bear, grizzly bear, and coyote. The Montana Natural Heritage Program prepared a detailed report for approximately 20 square miles surrounding the proposed development. The report identified 19 animal species of concern. Most of these species are found within Glacier National Park located a short distance from the project site.

Information provided in the Environmental Assessment and substantiated by the Montana Natural Heritage Program's Species of Concern report indicate the species of concern in the one square mile section that the project occurs includes Westslope Cutthroat Trout, Bull Trout, Grizzly Bear, Brush-tipped Emerald, and Little Brown Myotis (bat). Westslope Cutthroat Trout and Bull Trout are located in the Middle Fork River and will not be impacted by this project. Grizzly Bear have a presence in the area and impacts can be mitigated through bear safety measures as well as proper food and garbage storage. Brush –tipped Emerald is a species of dragonfly and prefer wetlands and marshes, none of which are located on the subject property. Little Brown Myotis (bats) are common and prefer to roost in trees and tall buildings. There will be approximately 63 acres of permanent open space on adjacent properties providing forest habitat. Because the majority of these species of concern will be found along the riparian and wetland areas on the open space lot which are protected from further development and intend to be preserved in a natural state, it is not expected that impact to wildlife will require additional mitigation. In fact, by preserving 63 acres of open space, the proposal appears to reduce fragmentation of wildlife habitat. Impacts to wildlife may be offset and minimized with the imposition of conditions including measures for bear-proof storage of trash and other measures to minimize 'attractants' to wildlife by RV Park guests consistent with recognized bear safety practices. No comment from Montana Fish Wildlife and Parks has

been received by the planning office as of the date of this staff report. The Environmental Assessment indicates the developer contacted Jessy Coltrane, a wildlife biologist with Montana Fish Wildlife and Parks. Coltrane indicated the proposed project will likely impact Grizzly Bears and to recommended consulting the living with wildlife standards for food storage and refuse. It was also identified that the area is used by elk during winter months. The applicants have redesigned the larger planned community design to connect green space throughout the project area.

Finding #11: Impacts to wildlife as a result of the proposed RV Park are anticipated as the proposal occurs in a rural forested area in with a multitude of wildlife species, but these impacts may be minimized with the imposition of conditions including measures for bear-proof storage of trash and other measures to minimize 'attractants' to wildlife by RV Park guests consistent with recognized bear safety practices.

Finding #12: Minimal impacts to wildlife habitat as a result of the proposed RV Park are anticipated because the subject property contains no particular sensitive habitat such as surface waters, wetlands, or riparian areas, and site development would aim to maintain connected open space.

18. Historical Features

The Environmental Assessment indicates there are no known historic, archeological, or cultural sites on the subject property.

19. High Voltage Electric Lines/High Pressure Gas Lines

There are no exposed high voltage electric lines or high-pressure gas lines on the subject property.

20. Airport Influence Areas

The subject property is not within an airport influence area.

B. Compliance with Survey Requirements of 76-3-401 through 76-3-406 M.C.A.

The approval of the application would not result in the creation of new parcels or lots, but would delineate 'spaces' which would be approved for lease or rent. Pursuant to FCSR Section 4.5.2 FCSR, recreation vehicle parks are exempt from the surveying and filing requirements of the Montana Subdivision and Platting Act but must be submitted for review and approved by the Commissioners before portions may be rented or leased. FCSR Section 4.5.4(c) further clarifies procedures applicable to 'Subdivisions Created By Lease or Rent' stating "In lieu of filing a final plat, the subdivider shall submit to the Planning and Zoning Office four full size hard copies of a revised preliminary plat (Appendix F). The revised preliminary plat shall conform to the approved preliminary plat and the conditions of preliminary plat approval. The approved revised preliminary plat shall be maintained in the Planning and Zoning Office and with the Clerk and Recorder."

C. Compliance with the Flathead County Subdivision Regulations and Review Procedure

1. Requested Variances

No variances have been requested with this application.

2. Flathead County Subdivision Review Procedure

i. Pre-application Conference Date

October 26, 2016

ii. Application Deadline Date (6 months from pre-application)

April 26, 2017

iii. Application Submittal Date

January 10, 2017

iv. Completeness Date

January 18, 2017

v. Sufficiency Date

January 24, 2017

vi. Agency Referral Requests Mailing Date

January 25, 2017

vii. Adjacent Property Notification Mailing Date

March 21, 2017

viii. Legal Notice Publication Date

March 22, 2017 Hungry Horse News

March 26, 2017 Daily Inter Lake

ix. On-site Posting of Public Hearing Date

March 23, 2017

Finding #13: The proposal has been reviewed as a major subdivision created for lease or rent in accordance with statutory criteria and standards outlined in Section 4.5.4(a) of the Flathead County Subdivision Regulations effective December 1, 2014.

D. Provision of Easements for the Location and Installation of Planned Utilities

Finding #14: The preliminary plat identifies adequate easements for utilities to serve the RV Park. All other easements associated with this subdivision and the subdivided property shall be clearly located on the Final Plat to satisfy applicable requirements of the Montana Subdivision and Platting Act and the Flathead County Subdivision Regulations.

E. Provision of Legal and Physical Access to Each Parcel

River Bend Drive would provide the primary legal and physical access to the RV Park and all spaces and structures within it. While it has been identified that the subject property does not have an approach permit issued by the Flathead County Road and Bridge Department, the agency provided comment that one may be obtained. An updated or new approach permit would ensure the RV Park and all spaces and structures within it would have compliant legal and physical access.

Finding #15: The preliminary plat includes adequate provisions for legal and physical access to the RV Park and all spaces and structures within it because the

ingress approach from River Bend Drive is able to meet applicable requirements of an approved Flathead County approach permit.

F. Review of Applicable Plans

76-1-605(2)(b) M.C.A states that *A governing body may not withhold, deny, or impose conditions on any land use approval or other authority to act based solely on compliance with a growth policy adopted pursuant to this chapter.* Furthermore, 76-3-608(3) M.C.A. does not contain compliance with the growth policy as a primary criteria by which an individual subdivision proposal must undergo local government review or on which findings of fact are to be based. Review of general conformance with applicable plans is provided as an acknowledgement and consideration of the guidance offered by the information contained in the document(s).

i. Neighborhood Plan

The proposed RV Park is located within the Canyon Plan area. The plan provides for the creation of a Planned Community with a major land use review by the Planning Board and County Commissioners provided it meets certain performance criteria. The subject property and surrounding properties are concurrently undergoing review for a planned community.

Land Use Goal: *To maintain the rural land use character of the canyon to recognize the unique natural features of the Canyon to provide opportunities for quality residential and commercial development.*

Pertinent Policies:

- *Encourage new commercial business to be located in community centers near adequate infrastructure (roads, water, electricity, telephone, gas, sewage treatment, fire protection)*
 - The new commercial business is located near the community center of West Glacier. The provision of the planned community essentially expands the community center boundaries.
- *Encourage the use of performance regulations to promote effective site planning for new uses*
 - Performance regulations have been used in the development of this planned community and associated RV Park.
- *Residential and commercial uses situated in bear activity areas shall comply with recognized bear safety practices*
 - The application indicates the proposed project complies with recognized bear safety practices.
- *Encourage new development to incorporate open space into project design*
 - The development has incorporated open space into the project design. The subdivision is part of a larger planned community (178 acres) of which 35% (63 acres) will be dedicated permanent open space.

Water/Sewer Goals:

To seek solutions to providing adequate supplies of water to established canyon communities.

To seek solutions to treat sewage in concentrated population centers and at those location suitable for additional growth and development.

Pertinent Policies:

- *Discourage the use of conventional below ground septic systems in close proximity to surface or ground waters*
 - Conventional below ground septic systems will not be used, instead the wastewater will be collected by a network of gravity sewer mains and will be conveyed to a new lift station. Wastewater will be pumped to a series of two (2) aerated lagoons for treatment before flowing to a storage pond. It will be disposed of after sufficient treatment on adjacent land surface by spray irrigation. The spray irrigation will be designed to allow for the uptake of nutrients and as for the infiltration into the surface and subsurface soils and will be low enough to preclude surface runoff. The aeration and storage ponds will be lined with 30 mil PVC liners to prevent any leakage.
- *Consider the use of private community treatment systems whenever multiple lots are proposed for development*
 - The RV Park is part of a larger planned community that will be served by the public sewage.

Public Services Goal: *To provide public services consistent with the level of services demanded or as safety standards apply and as anticipated by this plan.*

Pertinent Policies:

- *Require undergrounding of all utilities serving new developments whenever practical*
 - The utilities will be required to be place underground.
- *Create greater public awareness of how to store solid waste in bear activity regions*
 - It will be suggested the applicants educate guests on the importance of food storage in bear country. Applicants have indicated they will use bear-proof garbage cans.

Natural Resource Goals:

To recognize and protect the natural beauty of the canyon area

To mitigate negative impacts to the natural environment from development activities

To enhance the long-term security of wildlife populations

To maintain the exceptional quality of water and air in the Canyon

Pertinent Policies:

- *Encourage clustering of new development as a strategy to maximize undeveloped open space, which benefits wildlife and other natural resources*
 - The subdivision is part of a larger planned community (178 acres) of which 35% (63 acres) will be dedicated permanent open space.
- *Evaluate the use of alternative sewage treatment processes including composting toilets and the possible use of public sewage treatment plants*
 - As part of design standards required to create a planned community, the applicants are creating a public sewage treatment plant to serve the planned community and associated RV Park.
- *Eliminate noxious weeds*
 - The applicants have submitted a weed plan in an effort to eliminate noxious weeds on the property.

Finding #16: The proposed subdivision appears to meet and/or exceed the applicable neighborhood plan known as the ‘Canyon Plan’ because pertinent goals and policies have been addressed throughout project development.

ii. Flathead County Growth Policy

The Flathead County Growth Policy is a general policy document that meets the requirements of 76-1-601, M.C.A. and was updated on October 12, 2012. The location is in an area of the county that is designated as ‘Neighborhood Specific Land Use’ on the Flathead County Designated Land Use Map. The proposal appears to substantially meet the general goals and policies applicable to the Canyon Plan as identified above and appears to meet relevant goals and policies applicable to sanitation and access to available services, as defined in Chapters 2-8 of the Flathead County Growth Policy. Regulations adopted by Flathead County used in the review of subdivisions are an implementation of the goals and policies established in the Growth Policy. This proposal conforms to the regulations used in the review of subdivision in Flathead County and is therefore in general compliance with the Flathead County Growth Policy.

G. Compliance with Local Zoning

As previously stated, the proposed subdivision is located in an area of Flathead County that is zoned CALURS. The subdivision for lease or rent proposal is concurrently going through major land use review for a planned community. The CALURS, Middle Canyon, provides for the creation a planned community with a major land use review addressing compliance with performance standards outlined in CALURS Section 4.1(G). Approval of the Major Land Use Review would allow for the creation of the planned community, RV Park, and associated cabins.

V. CONCLUSION

In accordance with the provisions of Section 4.5.7 of the Flathead County Subdivision Regulations, a review and evaluation of the RV Park preliminary plat application has been completed by the staff of the Planning Board. The proposed subdivision appears to generally comply with the applicable design standards and subdivision review criteria, pursuant to the 25 Findings of Fact stated above. Should the Planning Board forward a recommendation of approval of this subdivision to the Flathead County Commissioners, Findings of Fact and Conditions of Approval attached as Exhibit A and B, respectively, should be adopted.

Planner: kn

EXHIBIT A
SUBDIVISION REPORT # FPP-17-01
WEST GLACIER RV AND CABIN VILLAGE
FINDINGS OF FACT
MARCH 29, 2017

1. There would be minimal impact on agriculture or agricultural water user facilities as a result of the proposed subdivision for lease or rent because the property is not used for agricultural purposes, is not situated with suitable soils for agricultural, is not adjacent to lands currently used for agricultural, has no irrigation infrastructure on site, is not in an irrigation district, and is not party to any irrigation agreements.
2. Water availability appears to be adequate because the developer proposes to install a new drilled well, a 150,000-gallon reservoir, a booster pump station, and 4" and 8" distribution mains and will be required to be reviewed by Montana Department of Natural Resources and Conservation for water rights.
3. The proposal for water and wastewater treatment services for the proposed 102 RV spaces appears reasonable because those systems would be public water and wastewater systems subject to applicable permitting and monitoring approved by the Flathead County Environmental Health Department and the Montana Department of Environmental Quality.
4. Impacts to the existing transportation network are anticipated but appear to be acceptable because based on the information provided to the planning office there will be an acceptable Level of Service, the RV Park is accessed by a paved public road, approach permits for the primary and emergency secondary access will be required from Flathead County Road and Bridge Department, and the internal road network would be constructed to applicable standards outlined in 4.5.7 of FCSR.
5. Adverse impacts related to recreation are not anticipated as a result of the proposed RV Park subdivision as the existing 'tot-lot' playground compliant with FCSR Section 4.5.7(h) and the site is located in close proximity to Glacier National Park, forest lands, and area lakes and rivers offering a wide array of recreational opportunities to RV park users.
6. While the proposal location is within area mapped as Wildland Urban Interface, the effects of this proposed RV Park on public health and safety are acceptable with the imposition of conditions regarding implementation of the 'Fire Prevention, Control, and Fuels Reduction Plan' because adequate physical and legal access to the site is currently provided, a 150,000 gallon reservoir tank will be installed, and adequate emergency services are available.
7. Minimal impacts to adjacent properties may be anticipated as a result of the noise created from development and use of the site because these impacts would be limited in duration and mitigated by adjacent undeveloped properties buffering the RV Park and imposed quiet hours.

8. The soils on the subject property appear to be acceptable because the soils are generally classified as well-drained and the proposal for water, sanitation, and stormwater is required to be reviewed and approved prior to installation of the proposed new facilities.
9. The impacts to flora are expected to be acceptable because while impacts are expected the plant species of concern are located north of the project site and the applicants have submitted an acceptable soil disturbance – invasive weed management plan.
10. No impact to floodplain, wetland or riparian areas is anticipated as a result of the proposed subdivision because none of these features have been identified as existing on the subject property.
11. Impacts to wildlife as a result of the proposed RV Park are anticipated as the proposal occurs in a rural forested area in with a multitude of wildlife species, but these impacts may be minimized with the imposition of conditions including measures for bear-proof storage of trash and other measures to minimize ‘attractants’ to wildlife by RV Park guests consistent with recognized bear safety practices.
12. Minimal impacts to wildlife habitat as a result of the proposed RV Park are anticipated because the subject property contains no particular sensitive habitat such as surface waters, wetlands, or riparian areas, and site development would aim to maintain connected open space.
13. The proposal has been reviewed as a major subdivision created for lease or rent in accordance with statutory criteria and standards outlined in Section 4.5.4(a) of the Flathead County Subdivision Regulations effective December 1, 2014.
14. The preliminary plat identifies adequate easements for utilities to serve the RV Park. All other easements associated with this subdivision and the subdivided property shall be clearly located on the Final Plat to satisfy applicable requirements of the Montana Subdivision and Platting Act and the Flathead County Subdivision Regulations.
15. The preliminary plat includes adequate provisions for legal and physical access to the RV Park and all spaces and structures within it because the ingress approach from River Bend Drive is able to meet applicable requirements of an approved Flathead County approach permit.
16. The proposed subdivision appears to meet and/or exceed the applicable neighborhood plan known as the ‘Canyon Plan’ because pertinent goals and policies have been addressed throughout project development.

EXHIBIT B
SUBDIVISION REPORT # FPP-17-01
WEST GLACIER RV AND CABIN VILLAGE
CONDITIONS OF APPROVAL
MARCH 29, 2017

A. Standard Conditions

1. The applicant shall receive a physical address in accordance with Flathead County Resolution #1626B, as applicable. All road names shall appear on the Revised Preliminary Plat. Street addressing shall be approved by Flathead County. [Section 4.7.16(g)(iv), 4.7.26(c) Flathead County Subdivision Regulations (FCSR)]
2. The applicant shall show proof of two completed approach permits from the Flathead County Road and Bridge Department indicating the West Glacier RV and Cabin Village approach onto River Bend Drive has been built and received final inspection and final approval. [Section 4.7.16, FCSR]
3. In the event the owners desire to establish a new mail address and location for mail service, review and written approval from the local postmaster shall be required.
4. All areas disturbed during development of the subdivision shall be re-vegetated in accordance with an approved Weed Control Plan and a letter from the County Weed Supervisor stating that the Weed Control Plan has been approved shall be submitted with the final plat. [Section 4.7.13(g) and 4.7.25, FCSR]
5. The internal access road shall be designed and constructed in accordance 4.5.7 requiring a minimum of 12 foot travel surface for one way road with no on-road parking and 20 foot travel surface for two way road with no on-road parking.
6. The proposed water, wastewater treatment, and stormwater drainage systems for the subdivision shall be reviewed by the Flathead City-County Health Department and approved by the Montana Department of Environmental Quality. [Section 4.7.13, 4.7.20, 4.7.21 FCSR]
7. In order to assure the provisions for collection and disposal of solid waste, the developer shall submit a letter from the applicable solid waste contract hauler stating that the hauler is able to provide service to the facility and specifying bear-proof container locations have been established within the RV Park. [Section 4.7.22, FCSR]
8. The following statements shall be placed on the face of the Revised Preliminary Plat:
 - a. All utilities shall be placed underground. [Section 4.7.23, FCSR]
 - b. Solid waste removal shall be provided by a contracted solid waste hauler and shall use bear-proof containers. [Section 4.7.22, FCSR]
 - c. The RV Park owner is bound by the Weed Control Plan to which the developer and the Flathead County Weed Department agreed. [4.7.25, FCSR]

- d. The RV Park owner shall abide by the guidelines set forth in the approved Dust and Air Pollution Control and Mitigation Plan during and after site construction and development activities. [Section 4.7.14, FCSR]
9. As applicable, all road names shall be approved by Flathead County and clearly identified and RV space numbers will be clearly visible from the internal road. RV space numbers shall be at least four inches in length per number. [Section 4.7.27(a)(ii)(D), FCSR]
10. All utilities shall be placed underground. [Section 4.7.23, FCSR]
11. The owners shall abide by the guidelines set forth in the approved Dust and Air Pollution Control and Mitigation Plan during and after site construction and development activities. [Section 4.7.14, FCSR]
12. Where the aggregate total disturbed area of any infrastructure construction in the proposed subdivision as defined in A.R.M. 17.30.1102(28) is equal to, or greater than one acre; or where when combined with subsequent construction of structures such disturbed area will be equal to, or greater than one acre, a Montana State Department of Environmental Quality General Permit for Stormwater Discharges Associated with Construction Activity (General Permit) shall be obtained and provided to the Flathead County Planning & Zoning office prior to any site disturbance or construction. [17.30.1115 Administrative Rules of Montana (A.R.M.)]
13. All required improvements shall be completed in place or a Subdivision Improvement Agreement shall be provided by the subdivider prior to final approval by the County Commissioners. [Section 4.0.16 FCSR]
14. The Revised Preliminary Plat shall be in substantial compliance with the plat and plans submitted for preliminary plat review, except as modified by these conditions. [Section 4.5.4(c) FCSR]
15. Preliminary plat approval is valid for three years. The Revised Preliminary Plat shall be filed prior to the expiration of the three years. Extension requests to the preliminary plat approval shall be made in accordance with the applicable regulations and following associated timeline(s). [Section 4.1.11 FCSR]

B. Project-Specific Conditions

16. The proposed phasing plan shall be implemented in accordance with the requirements of Section 4.4.2 of the Flathead County Subdivision Regulations; each development phase submitted for revised preliminary plat review and approval shall be required to meet all conditions of approval established or identify where certain conditions have been previously met or are not applicable to the particular phase.
17. In order to comply with the applicable local zoning regulations the applicant shall obtain a 'major land use permit' for the West Glacier RV and Cabin Village by the Board of Commissioners prior to Revised Preliminary Plat approval of the RV Park.
18. Prior to Revised Preliminary Plat approval of the RV Park, the applicant shall provide evidence that all applicable permit requirements of the Department of

Natural Resources Water Resources Division for the public water supply have been met.

19. Prior to revised preliminary plat approval of the first phase and each subsequent phase the developer shall provide evidence that all applicable water right requirements of the Department of Natural Resources Water Resources Division have been met. [Section 4.7.20(d) FCSR]
20. The property shall have available, a 150,000-gallon reservoir for fire protection as indicated in the preliminary plat application.
21. The following statements shall be placed on the face of the Revised Preliminary Plat:
 - e. This RV Park is located in the Wildland Urban Interface area where wildfires can and do occur. [Section 4.7.27(a)(ii)(A), FCSR]
 - f. Only Class A and Class B fire-rated roofing materials are allowed. [Section 4.7.27(a)(ii)(B), FCSR]
 - g. Firewise defensible space standards shall be incorporated around all RV spaces, primary structures and improvements. [Section 4.7.27(a)(ii)(C), FCSR]
 - h. All road names are assigned by the Flathead County Address Coordinator. RV space numbers shall be clearly visible from the internal road. RV space numbers shall be at least four inches in height per number. [Section 4.7.27(a)(ii)(D), FCSR]
22. Actions called for in the 'Fire Prevention Control and Fuels Reduction Plan' shall be implemented prior to the approval of the Revised Preliminary Plat. The local/reviewing fire authority shall inspect the subdivision and provide written documentation that all thinning, clearing and other mitigation measures described in the plan have been completed as proposed for the RV Park. [Section 4.7.27(b)(iii) FCSR]
23. Appropriate signs shall be installed to ensure safe and efficient traffic flow to, from and within the one-way road network of the RV Park.
24. Wildlife attractants such as food, grills, and other materials should be able to be stored and secured within wildlife (bear) proof containers at all RV spaces.
25. Appropriate wildlife signage shall be installed at the entrance to the Campground and RV Park informing guests that grizzly bear, black bear, mountain lion, and a multitude of other wildlife species inhabit the area and identifying RV Park rules to minimize wildlife 'attractants' in order to limit potential conflicts with wildlife. [Section 4.7.22(c) FCSR]
26. The following statement shall be placed on the face of the Revised Preliminary Plat:
 - i. The RV Park owners and guests are alerted to the presence of potentially dangerous wildlife in the area and are reminded that **feeding big game is illegal**. RV Park owners are encouraged to contact the Montana Department of Fish, Wildlife, and Parks to obtain information on safely living near wildlife and minimizing habitat impact, including such things as bear proofing, pet control, wildlife friendly fencing, and minimizing wildlife 'attractants'.